

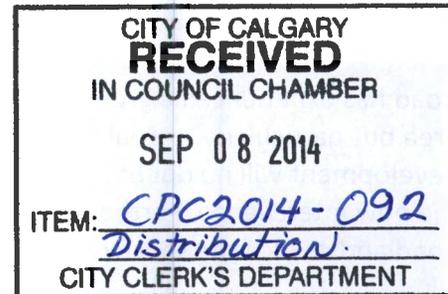


# MILLICAN-OGDEN COMMUNITY ASSOCIATION

August 20, 2014

Mayor Nenshi and Members of Council  
City of Calgary  
P.O. Box 2100, Stn M  
Calgary AB, T2P 2M5

Re - Proposed Land use Amendment Bylaw 83D2014  
- Proposed Amendment to the Area Redevelopment Plan Bylaw 22P2014  
Former Ogden Legion Site 2625 – 78<sup>th</sup> Avenue SE, Calgary



Dear Members of Council

As you know, this proposed Land Use Amendment and Amendment to the Millican Ogden ARP is scheduled to be presented to Council at the Public Hearing on Monday, September 8, 2014.

The Millican Ogden Community Association continues to have concerns about this application. We have two primary concerns

## Undesirable Uses

We have reviewed the list of uses that are allowable under the proposed C-COR 1 Designation and we have prepared a new list of those uses that we consider to be undesirable for the community and inappropriate for the site. The following is that list

- Payday Lending Office ( note - we are concerned this use might qualify as a Financial Institution)
- Addiction Treatment
- Billiard Parlour
- Custodial Care
- Drinking Establishment - Medium
- Liquor Store
- Pawn Shop

We prefer to see the removal of these identified uses from the list of allowable uses under the C-COR 1 Designation for this site.

## Premature Approval

As much as we sympathize with the owner's position and his investment in the property, and as much as we would like to see the property improved and occupied, we are very concerned that this approval might be premature in respect of all of the other planning issues that are coming.

As you know the Glenmore Trail / Ogden Road Interchange is in the early stages of construction and when we completed, it is expected to draw much new traffic to Ogden Road. As it is currently, Ogden Road has experienced a growth in traffic volume and we are preparing to request a traffic Study for the area but particularly to deal with Ogden Road and the need for traffic controls at certain points. This development will no doubt require traffic lights at 78<sup>th</sup> Avenue SE and this intersection is very close to the new interchange. Further, we are in need of traffic lights at 76th Avenue to improve access to Ogden Road and reduce the shortcutting traffic on other residential streets.

In addition, the proposed SETWAY is in the early stages of planning and there is some uncertainty as how the right of way will affect the community and future development.

## Summary

In many ways these are exciting times for the community of Millican Ogden with the prospects of redevelopment along the eastern side of the community, but we are concerned that in the absence of a more comprehensive plan for the area, individual approvals like this one may not be in the best interest of the community, or the City, over the long term.

Our primary request of Council at this time is to table this application until a Comprehensive Plan for the area along Ogden Road is completed. The Comprehensive Plan would be intended to recognize the traffic concerns that will come out of the future interchange, and the redevelopment concerns that will come out of the future SETWAY rights of way. If a tabling is not possible, then we ask for consideration of our request to remove the identified uses that the Community Association considers as undesirable for the Community, and inappropriate for the specific site, from the list of allowable uses under the C-COR 1 Designation.

Thank you

*Warren Locke For*

Rick Smith

President / Chairman  
Millican Ogden Community Association